

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

( TIME CERTAIN 2:00 PM )

Meeting Date: April 19, 2006  
Bulk Item: Yes ☐ No ☒

Division: County Attorney  
Department Contact: Suzanne Hutton

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**AGENDA ITEM WORDING:**

Discussion and possible action concerning Judge Payne's request to revert to the original contract drawings for the veneer of the Freeman Justice Building.

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**ITEM BACKGROUND:**

County contracted for construction of new building to house courtrooms and related offices. The original drawings provided for brick/stone veneer, but the contract was later changed to provide for EFIS veneer. Judge Payne has requested to speak before BOCC. See attached correspondence.

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**PREVIOUS RELEVANT BOCC ACTION:**

Contract for construction of courthouse.

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**STAFF RECOMMENDATIONS:**

NA


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**TOTAL COST:** N/A      **BUDGETED:** Yes ☐ No ☐

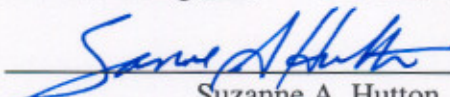
**COST TO COUNTY:**

**SOURCE OF FUNDS:**

**REVENUE PRODUCING:** Yes ☐ No ☐      **AMOUNT PER MONTH** \_\_\_\_\_ **Year** \_\_\_\_\_

**APPROVED BY:** County Atty  OMB/Purchasing \_\_\_\_\_ Risk Management \_\_\_\_\_

**DIVISION DIRECTOR APPROVAL:**

  
Suzanne A. Hutton

**DOCUMENTATION:** Included ☒ To Follow \_\_\_\_\_ Not Required \_\_\_\_\_

**DISPOSITION:** \_\_\_\_\_

**AGENDA ITEM #** \_\_\_\_\_



**BOARD OF COUNTY COMMISSIONERS**

Mayor Charles "Sonny" McCoy, District 3  
Mayor Pro Tem Murray E. Nelson, District 5  
George Neugent, District 2  
Dixie M. Spehar, District 1  
David P. Rice, District 4



Charles "Sonny" McCoy  
Mayor

530 Whitehead Street  
Key West, Florida 33040  
305-292-3430

FAX: 305-292-3577

E-Mail: [BOCCDIS3@monroecounty-fl.com](mailto:BOCCDIS3@monroecounty-fl.com)

Richard Payne, Chief Judge  
16<sup>th</sup> Judicial Circuit of Florida  
500 Whitehead Street  
Key West, FL 33040

March 16, 2006

Dear Chief Judge Payne,

As an architect, I have to resist my natural tendency to critique other professionals doing county work while serving in my capacity as County Mayor. But since the Chief Judge has requested my advice and cooperation in arriving at a solution to which veneer is proper for the Freeman Justice Center, I am obligated to advise you that the EIFS installation is not the appropriate choice.

The longtime solution would best be served by returning to the original choice of cast stone and brick veneer as specified in the original documents; and if requested by the Judiciary, I would lend myself to accomplish this for its superior weather resistance and for historical value, which should be a legitimate objective.

Sincerely,

Charles "Sonny" McCoy  
Monroe County Mayor

## MEMORANDUM

TO: Board of County Commissioners

From: Thomas J. Willi  
County Administrator

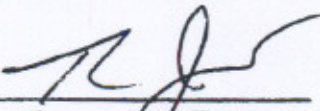
Date: March 13, 2006

RE: Change Orders

Attached is a proposed change order for The Tower Group, for the Freeman Justice Center. (Change Order #11 is for \$153,188.50. Court Administration requests, at no additional costs to the Capital Budget, to improve the wood quality for cabinetry and millwork from "Economy Grade," as specified, to "Premium Grade," delete the Jury Seating from the Scope of the Contractors Work; and replace crown molding from 12" to 8".)

According to the ordinance adopted by the Board of County Commissioners, proposed change orders are to be presented to members of the Board of County Commissioners prior to approval, assuming they are within the Administrator's prescribed limits. Change orders not within the Administrator's authority are placed on the BOCC agenda.

The Administrator intends to approve this change order on ~~Tuesday, March 14,~~ *Monday, March 20* 2006.

  
\_\_\_\_\_  
Thomas J. Willi  
County Administrator

TJW:adc

# MONROE COUNTY / ENGINEERING / FACILITIES DEVELOPMENT CONTRACT CHANGE ORDER

PROJECT TITLE: Freeman Justice Center  
(Name and address)

CHANGE ORDER NO: 11

INITIATION DATE: February 16, 2006

CONTRACT DATE: June 16, 2004

Per *AL*

RECEIVED  
Facilities Development  
MAR 9 2006

## TO CONTRACTOR:

The Tower Group, Inc.  
405 SW 148<sup>th</sup> Avenue Suite One  
Davie, FL 33325

The Contract is changed as follows:

The original (Contract Sum) (Guaranteed Maximum Price) ..... \$13,804,000.00  
Net change by previously authorized Change Orders ..... 158,151.69  
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was ..... 13,962,151.69  
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased)  
(unchanged) by this Change Order ..... 153,188.50  
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order is 14,115,340.19

The Contract Time will be (increased) (decreased) (unchanged) by ..... 0 Days  
The date of Substantial Completion as of the date of this Change Order is ..... June 29, 2006

## Detailed description of change order and justification:

Court Administration requests, at no additional costs to the Capital Budget, to improve the wood quality for cabinetry and millwork from "Economy Grade", as specified, to "Premium Grade"; delete the Jury Seating from the Scope of the Contractors Work; and to replace crown molding from 12" to 8". Costs are as follows:

Add Alternate #7, Premium Grade	\$147,000.00
Restocking fee for Economy Grade	27,035.00
5% Material escalation fee	20,867.50
Credit for 8" Crown Molding in lieu of 12"	(9,000.00)
Delete Jury Seating Material & Labor	(33,000.00)
Jury Seating costs Incurred	286.00
Total	\$153,188.50

Funded by the 16<sup>th</sup> Circuit Court

This Change Order is 1.1% of the original contract price.

ARCHITECT:

N/A  
Currie, Sowards, Agilla, Architects Date

CONTRACTOR:

*T. J. Willi*  
The Tower Group Date 3/9/06

DIR OF FACILITIES DEVELOPMENT

*James G. Caruso*  
Date 3/10/06

COUNTY ENGINEER

*David S. Koppel*  
Date 3-10-06

COUNTY ADMINISTRATOR

Thomas J. Willi Date

## Change Order Attachment per Ordinance No. 004-1999

- Change Order was not included in the original contract specifications. Yes ☐ No ☒

If Yes, explanation:

- Change Order was included in the original specifications. Yes ☒ No ☐

If Yes, explain what event or circumstance compels an increase in the contract price:

*Add Alternate #7 for premium grade wood, and the deletion of Jury Seating from the Contractors Scope of Work, were requested from Court Administration.*

- Change Order exceeds \$25,000 or 5% of contract price (whichever is greater). Yes ☐ No ☒

If Yes, explanation as to why it is not subject for a calling for bids:

- Project architect approves the change order. Yes ☐ No ☒

If no, explanation of why: *The requirement for the Architect to approve change orders was removed from the Freeman Justice Center project with approval by the BOCC.*

- Change Order is correcting an error or omission in design document. Yes ☐ No ☒

Should a claim under the applicable professional liability policy be made? Yes ☐ No ☒

Explain:

RECEIVED  
MAR 14 2006



CHAMBERS OF  
**CIRCUIT JUDGE**  
16TH JUDICIAL CIRCUIT OF FLORIDA  
500 WHITEHEAD STREET  
KEY WEST, FLORIDA 33040

**RICHARD G. PAYNE**  
CHIEF JUDGE

March 14, 2006

MONROE COUNTY COURTHOUSE ANNEX  
TEL: 305 / 292-3433  
FAX: 305 / 295-3611

KATHY RUPP  
JUDICIAL ASSISTANT

The Hon. Charles "Sonny" McCoy  
530 Whitehead Street  
Key West, FL 33040

Dear Mayor McCoy *SONNY*:

As you are aware, there have been some recent discussions surrounding the exterior finish of the Freeman Justice Center. Originally the building was to be finished in brick and stone. However, in a cost-reduction effort, the finish was changed to an Exterior Insulation Finish System, known as EIFS. When the drawings were sent out for bid, it was noted that the finish was to be EIFS, however, the drawings were not redesigned for that EIFS installation. As it stands now, the building was built by the drawings which called for a brick and stone finish. The architect has gone on record to say he needs new drawings in order to proceed with the EIFS installation. This will ultimately cause a delay because windows cannot be anchored until drawings are rendered, and the interior portion of the facility cannot be started until windows are installed.

At the February BOCC meeting, this issue was buried in the Engineering Report. It was not on the agenda and, therefore the architect, contractor, engineer nor anyone with any knowledge of EIFS or this project could be there to answer any questions on the subject. Because the use of this product on the exterior of the Freeman Justice Center will occasion significant structural problems, I feel duty bound to bring this to your attention and request that EIFS not be used on this building.

I enclose the following letters for your review:

1. The April 26, 2004, letter from AFCO Constructors, Inc. (a prospective bidder) advising that there are serious flaws with the exterior drawings for the building and that if EIFS is used on the building their insurance company will refuse to insure the building under the Builder's Risk Policy. In addition, the drawings call for a 6 inch build-up of EIFS and AFCO advises that the potential supplier will not warrant their product beyond a 4 inch application of EIFS. The letter points out that the exterior design needs to be redrawn by the architect as the present drawings are not suitable for the project.
2. The January 10, 2006, letter from John C. Pistorino, a respective professional engineer recommending that EIFS not be used stating, "we do not believe EIFS systems have any business being placed on buildings subject to hurricanes and the aggressive climate of

high rainfall intensity coupled with high humidity such as we have in South Florida." He further states "the unique architecture (decorative trim) of this public building will deteriorate faster than the building itself and will have to be replaced from time to time to maintain its appearance."

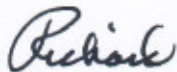
3. The January 12, 2006, letter from The Tower Group to Monroe County Construction Management outlining the other finish options. They state that they feel morally obligated to oppose EIFS for the building. They state that EIFS "is an inferior, inappropriate, unsafe, high maintenance and a non code compliant product for a project located in Key West or for any product located within a hurricane zone."
4. The January 30, 2006, letter from FKAA Architect Michael Ingram advising county engineering that since the South wall of the Freeman Justice Center is located on FKAA property and will act as a security wall for FKAA property the wall must be clad in brick. EIFS may not be used, as to use it would result in high maintenance and would require access across their property which would be unacceptable to FKAA.

Mayor, it is clear to me that the use of EIFS would be a huge mistake. I bring these letters to your attention so that you can be aware that this is not purely an aesthetic issue. The long-term costs to maintain EIFS are significant and the smallest amount of water intrusion could be damaging to the entire building, not to mention the contents and computer equipment to be located within. I understand that the cost for brick and stone or any other finishing option is high, but in the long run any finish option other than EIFS is the best choice for the Freeman Justice Center and will result in substantial savings to taxpayers in the years to come.

I urge the Commission to authorize a change order for the Freeman Justice Center to provide for a brick and stone exterior in lieu of the inappropriate EIFS. The dollars spent now to place an appropriate exterior on the Freeman Justice Center will serve to avoid the needless annual expenditure of public funds to repair the EIFS surface over the projected 100+ year life of the structure.

I would be most happy to meet with you to discuss this further and I would appreciate your reply regarding this matter.

Very Truly Yours,



Richard G. Payne  
Chief Judge

Enclosures: April 26, 2004, letter from AFCO Constructors, Inc. to Monroe County  
January 10, 2006, letter from John C. Pistorino to Monroe County  
January 12, 2006, letter from Tower Group to Monroe County  
January 30, 2006, letter from Michael Ingram to Monroe County

**AFCO****CONSTRUCTORS, INC.**

1804 N.W. Madrid Way • Boca Raton, FL 33432  
(561) 338-2160 • FAX (561) 338-5037  
afcoinc@mindspring.com

→ CC: MS. STEPHANIE COFFER, P.M.  
FAXED 305-295-4321 4/27/04 2:10 P.M.

April 26, 2004

MONROE COUNTY  
CONSTRUCTION MANAGEMENT

APR 27 2004

TIME  
RECEIVED BY: 

Attention: Mr. C. Dent Pierce, Director of Public Works

Monroe County, Public Works Division  
Construction Management  
5100 College Road  
Key West, FL 33040

Reference: Re-Bid of Freeman Justice Center at Jackson Square  
500 Whitehead Street, Key West, Florida  
Bid-CMD-134-232-2004/PUR - AFCO RFI #3

Gentlemen:

AFCO Constructors, Inc. was one of the companies that placed a bid for the above-referenced project in December 2003. We have procured a set of the Re-Bid Documents, attended the mandatory Pre-Bid Meeting as prescribed and are in the process of recalculating our prices for the work as it is now described within the reissued contract documents.

It is obvious that the original bids received were substantially over the county's construction budget as now there are 16 additive alternates whose scope of work was part and parcel of the total work in the original bid for this project.

We are having difficulty with the introduction of Alternate #13, which now requires the Base Bid to include that most of the exterior cladding veneer to be an EIFS System. We note that only one drawing has been added (Sht. A3.01a) to describe this new base bid work.

Said drawing adds two "scope revision notes" and three typical details. The east and west elevations have been altered only by the removal of the horizontal lines indicating brick and an added note that indicates above +20'-0" is EIFS. We also notice that all the original notes for the brick/stone veneer have remained on this sheet and all other A3.OX drawings still show only the brick/stone veneer and details now particular only to additive Alternate #13. There are no other revised drawings in the Document Set that provide any quantifiable details that illustrate the required Base Bid EIFS System required, nor, has any technical specification been added to the Project Manual for this Base Bid work.

The added details to Sht. A3.01a indicate that the EIFS is to adhere directly to the concrete block substrate and the "scope notes" require that "EIFS cornices/parapets shall be framed...out of 3-5/8"...studs...sheathed cement backer units." Yet, one only has to look at the wall sections on Shts. A3.04 and A3.05 to see that the projection of the

finished planes of the brick are +6" and the myriad of stone faces project 8", 12" and 18" depending whether the stone comprises sills, water tables or cornice sections.

Upon conferring with the STO representative, STO has stated they will not warranty their materials beyond a 4" build-up and that the limit of their responsibility to any design will be to verify that all work conforms to their standard details.

To provide a facade in the same planes as shown on the drawings, would require a full framing of the entire face of the structure with many different framing member sizes. The contract drawings do not indicate that the Contractor is to provide this work, nor be responsible for the design of such work. Nor is there any requirement to provide any stamped and sealed drawings for the new EFIS work. Nor has any detail or consideration been given to the flashings that are still indicated on the original documents. Nor consideration to the installation of windows (sub-flashings required?), doors, louvers or cast stone reliefs that still are part of the documents.

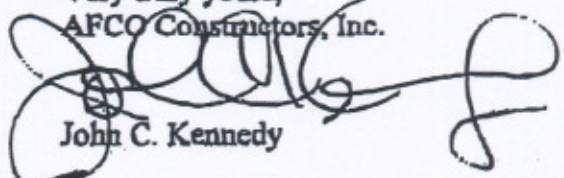
We strongly suggest that your Department have a 'heart-to-heart' with Mr. J. Gonzalez (Gonzalez Architects) and have him finish this redesign and issue the necessary drawings/documents to forward to all prospective bidders. Once we have received same we can forward to interested EFIS contractors and begin formulating pricing for same.

Be advised that the bid documents as issued are for costing the construction only, not for the design. However, you always have the option to let this project on a design/build basis and then you could receive all of the cost saving ideas apparent to the Contractors.

Be advised also, that as of this writing, our insurance company has just apprised us that Builder's Risk coverage will not be available for structures clad with an EIFS system. Please advise by addendum as to what your requirements will be in regard to Builder's Risk coverage.

Your prompt attention to these matters is necessary and if you have any further question, please contact us at our main office.

Very truly yours,  
AFCO Constructors, Inc.

  
John C. Kennedy

CC: Ms. Stephanie Coffey, Project Manager  
Monroe County Public Works Division  
Construction Management  
Mr. J. Gonzalez  
Gonzalez Architects  
JCK/jcf

**PISTORINO & ALAM****CONSULTING ENGINEERS, INC**7171 S.W. 62nd Ave., Fourth Floor • Miami, Florida 33143  
(305) 669-2700 • Fax: (305) 669-2165

MONROE COUNTY

CONSTRUCTION MANAGEMENT

JAN 10 2006

RECEIVED BY

January 10, 2006

Mr. Alan French  
Monroe County Engineering Division  
1100 Simonton Street, Rm. 2-216  
Key West, FL 33040

Re: Use of EIFS on Freeman Justice Center - Key West  
Our File #00-323

Dear Mr. French:

We have been requested to comment on the substitution of EIFS (Exterior Insulation and Finish System) for the cast stone cladding on the above referenced project. It is our recommendation that EIFS not be utilized on this project.

A review of the architectural drawings for the project indicates that cast stone is to be utilized at many locations on the building including window trim, roof cornices, perimeter banding, decorative columns and many other locations together with brick veneer. However, notes on Drawing A301a indicate that Sto Corporation EIFS systems or equal is to be used at all locations above 20 feet including the cornice and parapets. In addition, the changes include metal studs and framing to be used at the parapets. Apparently, this was a revision to the original drawings where cast stone is specified at all locations. I have been advised that this is a cost savings revision. In addition I have reviewed a memorandum dated December 18, 2003 to Mr. Dent Pierce wherein Jose Gonzalez suggests in item #7 that the use of EIFS can reduce costs.

The statements that follow are made on the basis that this office has dealt with such EIFS systems since the early 1980's throughout Florida but especially in coastal areas.

Freeman Justice Center in Key West  
January 10, 2006  
Page 2 of 4

We have evaluated over 400 condominiums and office buildings in Florida some of which had EIFS installed. In addition, this office is very familiar with climate conditions in Key West where we have had the privilege of completing many projects including, portions of the Florida Keys Community College, Casa Marina Hotel major expansion, the Truman Annex development, Monroe County Commission Chambers (old Truman High School), George Allen Apartments, Duck Avenue Apartments as well as many others for the past 25 years. We also have served as a consultant to the International Hurricane Center at FIU, the State of Florida Emergency Management, Miami-Dade County Building Department and FEMA in the evaluation and performance of buildings impacted by hurricanes with our most recent FEMA publication dealing with Hurricane Charlie. Further, I must say that as principal of this firm I am the owner of property in Monroe County and must pay real estate taxes as we all do and therefore, I am very aware of the duties that public officials must perform including reducing costs.

Our experience is such that we do not believe EIFS systems have any business being placed on buildings subject to hurricanes and the aggressive climate of high rainfall intensity coupled with high humidity such as we have in South Florida. We have observed high frequencies of water intrusion associated with such systems, as they demand almost perfect workmanship initially and high maintenance over the life of the buildings. We have investigated failure after failure of such systems for over 20 years and the majority of times we have found that water has easily managed to elude the perimeter barriers and cause damage to the interiors of the buildings.

We have also observed that EIFS does not hold up well under hurricanes and we have observed extensive failures of not only trim but also whole sections where it was utilized as a wall system. While manufacturers tout Miami-Dade County Product approval for High Impact missile resistance for such products, the standard itself is very minimal and is not reflective of true conditions that may occur in any hurricane. Simply put, expanded polystyrene is not the equivalent of a more substantial stone product when it comes to withstanding hurricane impacts, wind driven rain and weathering.



Freeman Justice Center in Key West  
January 10, 2006  
Page 3 of 4

Further, we notice that it is mandatory to use galvanized metal studs to support the EIFS at the parapet. This type of construction is most vulnerable to water intrusion and corrosion because the cavities created are not vented and create the most aggressive atmosphere for corrosion when water or moisture is introduced in some small location. We have also noticed that occasionally birds will be attracted to an exposed system and utilize it as a pecking board. Currently, we have at least two major buildings in South Florida where we are conducting water intrusion testing to determine the exact paths of water intrusion into the buildings behind the EIFS system.

Over the years, we have also been involved in lawsuits against various manufacturers of such systems where in they have denied responsibility due to some minor defect in construction that is almost likely to occur even utilizing "approved" applicators. While the various manufacturers have greatly improved their testing and water proofing and application specifications over the past number of years, our most recent observations of the water intrusion damage on new buildings has resulted in the reconfirmation of our opinions about the suitability of such systems especially on public buildings.

The use of cast stone also has drawbacks if not installed properly. Imbedded steel reinforcement can corrode and spall the stone if water reaches it through porous concrete even when such steel is galvanized or epoxy coated. The more recent use of carbon fiber and non-ferrous rebar is available to reduce that exposure. In addition, the high cornice and parapet walls must be extensively fastened to the exterior of the building so as not to become a flying missile during a hurricane. A chunk of flying EIFS is also very hazardous during a storm even though it weighs significantly less than stone. ←

Certainly, we have high-rise buildings constructed in the 1930's in downtown Miami that have been able to endure the elements and still perform utilizing stone. In fact in the past we have been given the task of evaluating the Dade County Court House constructed in 1926 and the Congress Building also constructed in 1926. Both of these functioning buildings have stone cladding and demonstrate the need for the exterior cladding to be of such quality to withstand the test of the elements over extended periods of time.



Freeman Justice Center in Key West  
January 10, 2006  
Page 4 of 4

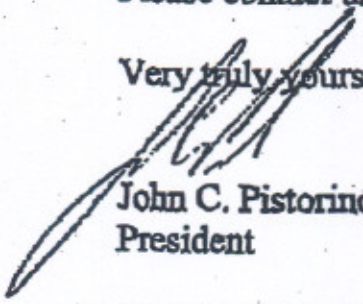
Finally, EIFS systems are not to be expected to continue to be present over the expected life of the structure. Notwithstanding the sudden incidences of hurricanes and water intrusion, expanded polystyrene coated with the manufacturer's water protection systems is not going to weather or resist the aggressive climate in Key West in the same manner as cast stone will. Therefore, the unique architecture (decorative trim) of this public building will deteriorate faster than the building structure itself and will have to be replaced from time to time to maintain its appearance. One look at the old customs house down the street that was built in the 1800's as well as some of the other public buildings will impress individuals that public buildings and all of their architectural façade should withstand the test of time. EIFS systems are just not in that category. It may look like stone but it is not the real thing and is not in keeping with the traditions of Key West.

These are our opinions. These are the very same opinions I give to private developers who retain us to perform peer reviews of their up coming projects. We advise them to avoid such systems in South Florida so as to reduce the claims and lawsuits that follow once a condominium association has taken over.

So that there is no misunderstanding, these opinions are based upon our experience and in no manner are we challenging the design or representations made by manufacturers that such products are suitable for a particular site or use. We are fully aware of their performance testing and documentation. However, our actual site field observation of such systems does not support their representations on the projects we have been associated with.

Please contact us if you require further clarification or have any questions.

Very truly yours,



John C. Pistorino, P.E.  
President

Cc: Mr. Hank Goldman

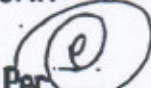


**PISTORINO & ALAM CONSULTING ENGINEERS, INC.**



January 12, 2006

0417-01438

RECEIVED  
FDD  
JAN 18 2006  
Per 

General  
ContractorsConstruction  
Management

Construction

Design-Build

Planning

Site Development

Infrastructure

Consulting

Estimating

Scheduling

Value Engineering

Post Construction

CGCA38309

Alan French  
Senior Project Manager  
MONROE COUNTY CONSTRUCTION MGMT  
1100 Simonton Street  
Key West, FL 33040

Fax: (305) 295-4321

RE: *Freeman Justice Center (FJC)*  
Subject: *Cast Stone vs EIFS*

Dear Mr. French:

This letter shall serve as a follow up to our numerous conversations over the past year with you and other members of Monroe County (MC) regarding the installation of Cast Stone and Brick Veneer in lieu of the specified Exterior Insulation Finish System also known as (EIFS).

As you are aware, four major hurricanes have devastated and destroyed the South Florida and Gulf Coast regions this hurricane season. As a result of these natural disasters The Tower Group (TTG) feels morally obligated to voice our opinion and formally advise MC that the EIFS product presently specified for the exterior of the Freeman Justice Center, is an inferior, inappropriate, unsafe, high maintenance and a non code compliant product for a project located in Key West or for any project located within a hurricane zone. Mr. Hank Goldman of Currie, Sowards & Aguila the "New Architects" also agrees with the above statement and will support TTG efforts to change the specifications to a more durable product such as Cast Stone/Brick Veneer or Cast Stone/Stucco.

Furthermore, from an aesthetic standpoint it is also our opinion that the EIFS product should not be used on a future Historic Landmark Facility and more specifically a County Court House Building projected to last for more than one hundred years. Additionally, to support our request for the building exterior envelope substitution, Cast Stone/Brick Veneer or Cast Stone/Stucco in lieu of EIFS, please find documentation from the most revered Mr. John C. Pistorino, P.E. Principal of Pistorino & Alam the structural engineer of record for this project.

Additionally, the four hurricanes which have affected our region this year, not only damaged our homes, business and natural landscaping, it has also created a shortage of raw materials such as rebar, cement, plywood, fuel and qualified construction laborers necessary to build our projects. With the above conditions at stake the laws of



*Alan French*  
*Cast Stone Alternates*  
*January 12, 2006*  
*Page 2 of 3*

economics have supported the present supply and demand economy which has increased our construction cost dramatically.

**COST BREAKDOWN:**

**Option No.1**

Cast Stone and Brick Veneer	Add	\$1,808,942.14
Waterproofing	Add	\$ 45,320.00
EIFS (Schedule of values)	Credit	<u>\$ (200,000.00)</u>
<b>Total Net Cost</b>		<b>\$ 1,654,262.14</b>

**Option No.2**

Decrease "base" thickness of cast stone panels currently shown as greater than "4" to a base thickness of "4".

Cast Stone and Brick Veneer	Add	\$1,754,279.42
Waterproofing	Add	\$ 45,320.00
EIFS (Schedule of Values)	Credit	<u>\$ (200,000.00)</u>
<b>Total Net Cost</b>		<b>\$ 1,599,599.42</b>

**Option No.3**

Replace panels regardless of thickness with Continental Select Stone Modular Cast Stone veneer units 4"X12"X25".

Cast Stone and Brick Veneer	Add	\$ 1,648,056.14
Waterproofing	Add	\$ 45,320.00
EIFS (Schedule of Values)	Credit	<u>\$ (200,000.00)</u>
<b>Total Net Cost</b>		<b>\$ 1,493,376.14</b>

**Option No.4**

Replace Brick Veneer with Stucco

Cast Stone and Stucco	Add	\$1,496,260.42
Waterproofing	Add	\$ 45,320.00
EIFS (Schedule of Values)	Credit	<u>\$ (200,000.00)</u>
<b>Total Net Cost</b>		<b>\$1,341,580.42</b>



*Alan French*  
*Cast Stone Alternates*  
*January 12, 2006*  
*Page 3 of 3*

We look forward to discussing these viable options with you and your department at your earliest convenience.

Thank you for your attention to this most critical matter.

Sincerely,

Gregory F. Galmin  
Vice President

CC: Larry Chalmers, MCCM  
Hank Goldman, CSA Architects  
File

Encl.

m.b. ingram  
ARCHITECTURE

b-2587

Post-it* Fax Note	7671	Date	2/1/06	# of pages	2
To	Clark Briggs	From	M. Ingram		
Co./Dept.		Co.	mbr architecture		
Phone #	797-2816	Phone #	292-7722		
Fax #	295-4321	Fax #	292-2162		

January 30, 2006 sent via usps mail 09/01/06

Mr. Clark Briggs  
Project Manager  
Monroe County Engineering Dept.  
1100 Simonton Street  
Key West, FL 33040

Re: FKA Thomas Street Meeting January 24, 2006

Dear Clark:

Please be advised that discussion and observation regarding the Freeman Building wall abutting FKA property (south wall) resulted in the following:

1. Certain foundation / retaining wall elements are placed on FKA property.
2. Proposed architectural elements at the roof level will overhang FKA property 10-16".
3. Access from Thomas Street along the south wall has proposed openings which could allow access to FKA property.
4. Surfacing of the south wall
  - a. May be on FKA property (confirm)
  - b. Be a maintenance / access problem depending upon materials utilized
  - c. Creates areas needing coordination of fenced areas and security lighting.

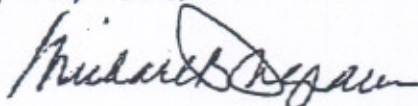
The following preliminary agreements were reached:

1. Upon documentation of the walls and overhangs by registered surveyor (by county), a plan for security and lighting shall be developed. This plan shall include fencing at building openings to fully secure all areas which may be compromised by the proposed design. This fencing shall match FKA specifications and shall be installed so as to not allow any gaps between fencing and building.

m.b. ingram  
ARCHITECTURE

2. The south wall of the Freeman Building shall act as a security wall to FCAA property.
3. The south wall shall be clad in brick or other solid materials. Synthetic applied systems shall not be accepted by FCAA due to requirements for maintenance and access across their property. Lighting shall be provided by the county to illuminate dark areas.
4. Cornice overhangs and walls shall be recorded as encroachments over FCAA property. County shall provide written documentation as to security for roof access of their property.
5. FCAA shall delete their north chain-link fence and rely on the integrity and design of the south wall (county) for security between properties. Such long term reliance shall be the responsibility of the county by not changing any approved elements.

Very Truly Yours,



Michael B. Ingram, Architect  
MBI/lr

cc: Joe Ivey, FCAA Construction Contracts Manager